

**31 Lang street, White Rock, QLD, 4306**

**STRUD**

**House For Sale**

Tuesday, 3 September 2024

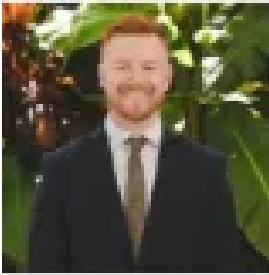
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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Corey Martin

## Lang Street Gem

Nestled in the heart of White Rock Estate, this 2023 Metricon-built home with a stunning Hampton facade, presenting a prime opportunity for your next move. Designed with both style and functionality in mind, this four-bedroom home features built-in robes, soaring 2.75m ceilings, and Stone bench-tops in the kitchen and bathrooms. The separate living room offers an additional space for relaxation or entertainment, while the garage is equipped with an electric car charger, adding modern convenience to your lifestyle. Perfectly positioned in a growing community, this home offers a blend of contemporary living and investment potential. Whether you're looking to settle in or expand your portfolio, this property is an excellent choice for those seeking quality, comfort, and convenience.

Overall, the house features 4 bedrooms, 2 bathrooms & a 2-car accommodation; you can also expect the following throughout:

- Master bedroom w/Ducted aircon, walk-in robe and en-suite w/his & hers vanities & upgraded rain head showers
- All other bedrooms w/Ducted aircon, ceiling fans & built-ins
- Kitchen w/Retractable tap, Fisher & Paykel cooktop, 20mm waterfall stone island Bench-tops and walk-in pantry
- Separate Media w/Ducted aircon & fan
- Separate Laundry w/20mm Bench-tops
- Open Plan Living w/Ducted aircon & fans
- Covered Alfresco w/Oversized slab & ceiling fan
- All Bathrooms w/Shower Niche
- Security Screens throughout
- 6.6kw Solar Panels
- Electric Car Charger
- Wide Hallways
- LED Downlight's throughout
- Upgraded Garage Door
- NBN Internet

For the investor, this property has been rent appraised for \$680-\$700 per week.

Rates: \$601.85/ qtr (subject to change)

Water: \$200.75/ qtr + consumption (subject to change)

Location:

- White Rock Adventure Playground & Splash Pad (1 Mins)
- Ripley Town Centre (9 Mins)
- Ripley Valley State Secondary College (7 Mins)
- Orion Shopping Centre (11 Mins)
- Brisbane (38 Mins)

Located in the White Rock Estate, this property is perfect for families, offering easy access to schools such as Ripley Valley State Secondary College. Enjoy a welcoming community atmosphere and the convenience of nearby parks, including the White Rock Adventure Playground & Splash Pad, shopping centres and recreational facilities nearby. This is just the start of White Rock's development, with plenty more to come! Don't miss your chance to secure this great home - Call Corey Today!

Disclaimer:

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